

**VILLAGE OF COLD SPRING
SPECIAL BOARD for a
COMPREHENSIVE PLAN/LOCAL WATERFRONT REVITALIZATION PLAN**

**Minutes
Meeting of March 22, 2012
At Village Hall, 85 Main Street**

Present: Mike Armstrong, Chair; Anne Impellizzeri, Vice-Chair; Members: Karen Doyle, Marie Early, Stephanie Hawkins, Anthony Phillips, Dick Weissbrod

Absent: Cathryn Fadde, Michael Reisman

Also present: Bruce Campbell, liaison from the Village Board

The Chair called the meeting to order at 7:33 pm.

Remarks of Chair

Mike Armstrong said that Jaime Ethier is working on the state contract and Armstrong hopes to hear more from Ethier next week. Armstrong said that a request had been received from the Benedict Road / Marion Avenue Homeowners Association (BRMAHA) for Special Board comment on the Post Office/Foodtown proposals, and that discussion will be added as an agenda item after the Planning Board report. Armstrong said that GreenPlan expenses thus far have been about \$1,500 leaving approximately \$1,200 in the budget (from the money advanced by the Village), therefore, there is a need to request that the Village advance another \$2,000 for GreenPlan work (for a total of \$5,000 advanced, to be reimbursed by state funds after the contract is approved). Anne Impellizzeri made a motion that after the first draft of the contract is received, a request be made to the Village to advance an additional \$2,000 to the Special Board (SB). The motion was seconded by Karen Doyle and approved unanimously. Armstrong also said there was a need for an Executive Session. Marie Early made a motion to add an Executive Session to the agenda after the public comment session. The motion was seconded by Dick Weissbrod and approved unanimously.

Early then made a brief report on the status of the HMP work group: multiple meetings have been held with the most recent discussions centering on motor boats and hand-powered boats, that is, should both types of boating be available at multiple locations or hand-powered only at Dockside and Foundry Dock Park and power boats only at the Boat Club; these will probably be one of the issues presented at the Community Meeting in May. Also discussed was the viability of large craft at the Main Dock – is the Main Dock structurally sufficient for docking large craft with the issue being horizontal movement – and contamination at the Main Dock, specifically cadmium in the sewer system from Marathon. The next meeting will be April 9th and it will be a walk-through of all 4 sites. Each of the members of the work group have been asked to identify the issues/limitations and current/proposed uses of each site.

As to the Village Garage site, Early said that the committee of Anthony Phillips and herself had met to assess Phase 1 of the site and have estimated the cost at being under \$10,000, primarily for fencing along the ridge. Phase 1 would consist of a portion of the overlook park, not the full length shown in the Curran sketches, maybe 100 to 150 feet, including some minor landscaping, pea gravel not grass to minimize maintenance, some

landscaping to shield the sewage disposal plant, and a ramp from the municipal parking lot to the garage site. Armstrong suggested having Ray Curran do some additional drawings to illustrate this. Fund raising can be achieved through donations/dedications of benches and pickets (as at the Tot Lot), and Greenway grants may be available. The Greenway cutoff is May 11. Impellizzeri said she has a spreadsheet with information on funding sources from a few years ago if anyone is interested.

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Impellizzeri made a motion to approve the minutes. The motion was seconded by Weissbrod and adopted unanimously.

Planning Board Liaison Report

Weissbrod reported on 3 topics – Post Office, Butterfield, Elmesco. His comments follow:

The Planning Board is unanimously in favor of locating the Post Office at Butterfield, but there has been no progress to report – there has been no commitment from Paul Guillaro, but he was to meet with Post Office officials this week. If a location at Butterfield is not possible, the Planning Board feels that Lot B is practical if it could be in a structure possibly similar to Dr. Pirraglia's office (a house). Lot B is an R-1 lot. The Planning Board has sent a letter to the Village Board asking if the Village Board would rezone Lot B to permit relocation of the Post Office although the Planning Board expects that the Village Board will not rezone the lot. Therefore, the last option is expansion of the Foodtown structure southward; the Planning Board has sent a letter to the Zoning Board of Appeals saying that the Planning Board feels that Foodtown expansion is a workable solution for the Post Office with 2 paths (entrance/exit) on Benedict and closing the entrance on Route 9D.

On Butterfield, Weissbrod reported that although Paul Guillaro is comfortable with community input he is unwilling to pay for drawings/sketches of Butterfield options (conceptual plans) which would be required for a charrette. The Planning Board is recommending that the old hospital building (or at least a portion of it) be reused in the Butterfield development; Guillaro is opposed to reuse. Weissbrod said that the developer feels that offices and retail are too risky, but housing is attractive to a developer. The Planning Board has determined that the proposed municipal building is too big and too tall to be located in front of the Lahey Pavilion and recommends it be moved to the site identified for the 51 unit senior housing; there was discussion that the 51 unit senior housing be moved to where the old hospital building is located. There was no discussion on parking, and no date was set for a charrette.

The Planning Board has not yet received an application for Dunkin Donuts.

The BRMAHA presented a very thoughtful set of comments to the Planning Board; unfortunately, many of the comments are beyond the purview of the Planning Board. Weissbrod felt that this was one of the shortfalls of the Comprehensive Plan, that the Planning Board does not have any enforcement mechanisms.

Benedict Road/Marion Avenue Neighborhood Association

The BRMAHA had sent a letter to the SB. The Association asked the SB to review their document and support their position regarding the Foodtown expansion as expressed in the document. Armstrong asked the SB what its role should be in this case. A question was raised as to whether the Comprehensive Plan (CP) applies to the Foodtown application since the application was submitted prior to approval of the CP. Armstrong said that he believed it did apply but, to confirm, he would talk to the Village Attorney and get an opinion on the applicability of both the CP and the Local Waterfront Revitalization Strategy (LWRS) to Foodtown. After some discussion, it was agreed that the SB should extract the pertinent sections from the CP and the LWRS relative to the Foodtown area, similar to what was done for the Butterfield report. Stephanie Hawkins and Doyle volunteered to work on that prior to the April 12 meeting.

Adapting the Coastal Policies

Armstrong reported that he had a conversation with Ted Fink to sort out dividing up the work on the LWRP. Armstrong and Fink suggest having GreenPlan develop Section 2 (Inventory and Analysis) and 3 (the 13 Coastal Policies) since they are fairly technical; the spreadsheets that have been developed by the SB would be used in preparing Section 3 by GreenPlan. Armstrong will distribute to SB members the spreadsheets mapping the CP recommendations to the 13 Coastal Policies. Armstrong recommended that the SB focus on projects and Section 4 (Land Use). In performing the work on policies, GreenPlan will need to consult with Jaime Ethier, especially on zoning changes. A discussion was held concerning the difference in “voice” when more than one person writes a document; also the potential that GreenPlan may require more detail on Village topics. It was determined that the SB would be able to review and revise the GreenPlan draft by having a 4 to 6 week review period of the draft.

Projects for LWRP, selection and assignments

Relative to new projects or expansion of existing projects, it was decided not to address the Main Street project (being actively managed by the Village), the Butterfield Hospital Site (a report has been developed), the Foodtown Area (a report is being developed), Athletic Fields Project (receiving significant attention from various groups); the Fire House, Water Distribution System (Dams, mains), Storm Water Management Upgrades (I and II), Waste Water Treatment Plan upgrades and Dog Run (all have significant focus from the Village). The Grove and Flood Management will be placed in abeyance. The Village Garage Part 1 and Part 1b would be included (Early, Anthony Phillips), as would the RiverWalk (Impellizzeri, Armstrong, Doyle), Parking Lot East of Metro-North Station (Weissbrod), Parking/Metering (Phillips, Armstrong), Parking Safety: Ballfield and Drug World Lots (Armstrong, Early), Sidewalk and Trail Access Improvement Program (Impellizzeri, Doyle), Dockside (Hawkins), Burying Power Lines on Main Street (Armstrong, Weissbrod), Garbage Collection and Recycling Review (Phillips, Armstrong, Doyle, Early), Dredging along Main Dock and the Boat Club (HMP), Evaluating Natural Gas Potential (Weissbrod, Armstrong), Noise (Phillips, Weissbrod). Discussion on Marathon will be deferred until Michael Reisman is in attendance. For each project, the question should be asked “how can we be helpful”; and consideration should be given to potential funding. Members should begin to organize work on these projects and estimate how long it will take to develop a report on each of their topics.

Public Comment

There was a question about why the Special Board is questioning the applicability of the Comprehensive Plan to the Foodtown application, including the rezoning of Lot B.

The BRMAHA thanked the Special Board for agreeing to write a report on Foodtown.

Executive Session

Early made a motion to go into Executive Session. The motion was seconded by Weissbrod and approved unanimously.

Adjournment

Impellizzeri made a motion to come out of Executive Session. The motion was seconded by Armstrong and unanimously approved. Early made a motion to adjourn. This was seconded by Doyle and unanimously approved. Meeting adjourned at 9:40 pm.

Respectfully submitted,
Marie Early, Secretary

Signed,

Michael Armstrong